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Redevelopment Board Minutes 02/23/2009

Arlington Redevelopment Board
Minutes of February 23, 2009

Approved June 1, 2009

Members Present: Andrew West, Chair
Christopher Loret, Vice Chair
Roland Chaput
Ed Tsot
Bruce Fitzsimmons

Also Present: Kevin J. O'Brien

Andy West called the meeting to order at 7:00 PM and announced that the applicant for a special permit at 821 –37 Mass. Ave. had not gotten material to the Board in time for it to be analyzed and that they had agreed to continue the hearing to a later date. Chris Loret moved that the hearing be continued to March 9 at 7PM in the same meeting room. Roly Chaput seconded the motion and the Board voted 5 to 0 to approve.

Andy West then instructed staff as to the schedule he'd like to receive materials from the applicant prior to the next hearing date.

Andy West recognized Dick Keshian who asked to speak to the Board about the proposal for 188 Medford St. which was recently the subject of a ZBA special permit hearing.¹

The Board then discussed the Rules and Regulations governing Environmental Design Review with the changes that were discussed at the Board's February 2nd meeting. Bruce Fitzsimmons moved that the Board approve the changes. Chris Loret seconded the motion and the Board voted 5 to 0 to approve.

At 8:10 Andy West recognized Joe Tulimieri, Chair of the Zoning Board of Appeals. Joe Tulimieri spoke with the Board about reports to the Zoning Board regarding applications for permits and variances. The Redevelopment Board has submitted reports for all such Zoning Board hearings for many years. Chris Loret pointed out that the Zoning Bylaw requires such reports from the ARB to the ZBA only in cases of special permit applications. Joe Tulimieri said that he would prefer to continue to receive the reports in all cases before the Zoning Board. Kevin O'Brien explained that he thought it was important for the Zoning Board to get the reports the Planning Department has been responsible for producing for the ARB and said that if the ARB did not want to submit a report, the Planning Department would continue to do so over the Planning Directors signature. While Joe Tulimieri preferred to receive the report from the ARB, the Board decided it would not send reports on variance requests or on appeals of the decision of the Inspector of Buildings.

The Board then discussed the warrant articles that propose to change the Zoning Bylaw and asked Joe Tulimieri to stay for the discussion. Following up the previous topic, Joe Tulimieri asked about changing the bylaw to require the ARB to comment on variance requests. Kevin O'Brien explained that a version of such a change suggested by Joe Tulimieri was not submitted because there was not time to reconcile language difficulties before the warrant had to be submitted. The Board and Joe Tulimieri then discussed his suggestion and reconciled the language difficulties and determined to submit the article for next year's Town Meeting. The Board then discussed the remaining articles generally and suggested that staff prepare a draft report for its consideration.

Andy West then suggested the Board take up old and new business. Bruce Fitzsimmons reported that he had been told that Wannamaker Hardware still wanted to improve their signage but hadn't gotten to it. Roly Chaput volunteered to be the Board representative to evaluate the proposals received from consultants to conduct the study of the value and uses of the Parmenter and Crosby School buildings.

The Board adjourned at 9:15.

Respectfully submitted,
Kevin J. O'Brien